

**REDEVELOPMENT AGENCY MINUTES**  
**JULY 30, 2014**

The Redevelopment Agency held a meeting on Wednesday July 30, 2014, at 5:30 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

**MEMBERS PRESENT:** Chair Ron Adams; Members: John Black; Fred Rowley; Don Marchant; Maile Wilson.

**EXCUSED:** Secretary Paul Cozzens.

**STAFF PRESENT:** City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; Finance Director Jason Norris; City Recorder Renon Savage; Police Chief Robert D. Allinson; Fire Chief Paul Irons; Leisure Services Director Dan Rodgerson; Public Works Director Ryan Marshall; Water Superintendent Robbie Mitchell; Economic Development Director Brennan Wood.

**OTHERS:** Terry Irons, Debbie Drake, Tyler Brown, Keith Nichols, Landon J. Floyd, Cassi Orton, Brent Drew, Tom Jett, Tracie Sullivan.

**CALL TO ORDER:** Councilmember Rowley gave the opening prayer; the pledge of allegiance was led by Councilmember Marchant.

**AGENDA ORDER APPROVAL:** Councilmember Rowley moved to approve the agenda order for the RDA and City Council meetings; second by Councilmember Black; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■Marchant – a few months ago we had people here talking about the unplugged program, it has been well received and I have heard nothing but good about the program. Dan Rodgerson – the first month we had 350 participants, this last session we had 620. The average child did about 23 activities, a great collaboration between Tourism, Healthy Utah and the City. The program is kid friendly, used as a guidebook also. ■Rowley – Rocky Vista is running into some bureaucratic snags, so anything we can do to help that along we should encourage. ■Black – can we get an update on the recycling plant. Rick – they are still closed. I have been in communication with the State and they are doing things with them as well. My last text is they are moving material out of the building, but have not hauled it to the landfill yet. Black – what are the timeframes from the City and State? Rick – we have told them they cannot do any business until conditions are met, we have closed them down. We may want to contact the building owner about getting the property cleaned up. Rowley – once Mr. Stoddard accepts material he cannot take it to the landfill unless it is damaged by fire? Rick – the State contact said non CRT items and items damaged by fire can go to the landfill. ■Black – we had a follow-up complaint about the property on Westview and U-56. Chief Allinson – that property is owned by 3 partners, we sent a letter and didn't hear, we contacted one owner, the property is up for sale, the tenant is moving out and when he is gone they will

bring in equipment and clean up the property. There are nuisance ordinance violations to be taken care of. ■ Mayor – Saturday 6PM the introduction of teams for Tour of Utah and Monday we have activities all day. ■ Dan Rodgerson – exciting news on the Golf Course project, the front 9 is done, we have a few punch list items, 18 is done and they are backfilling the 18. We were able to start 200 feet to the north. There is 9700 feet of project; 200 feet didn't do, 6500 feet completed. We have about 2600 feet left to do. Rowley – do we have a down payment on the billboard for the Golf Course, and do you have a new picture? Dan – we have gone back and forth, we have not pulled the trigger yet, we will get you some design for you to see and give feedback.

**PUBLIC COMMENTS:** ■ There were no comments.

**APPROVAL OF MINUTES DATED JUNE 18 & 25, 2014:** Councilmember Rowley moved to approve the minutes of June 18 & 25 with the typo corrections, 2014; second by Councilmember Black; vote unanimous.

**APPROVAL OF PORT 15 INCENTIVE FOR PROJECT MAGNOLIAS – BRENNAN WOOD:** Brennan – Brent Drew is with me as well if you have questions from Quantum. We have been working with them for quite some time with 20+ acres in Port 15 and 11.22% of the tax goes into an incentive fund. We are proposing up to \$81,000 to this project, \$25,000 for training of local residents. A lot will be training through the ATC, they will hire 125 employees, most welders. The additional \$56,000, there are 3 properties proposing, one has a storm drain that will be moved, if they don't use that property, the other properties have more acreage. The up to \$56,000 will be for infrastructure. I am proposing \$81,000 for this project. Black – only spent if they select one of those sites? Brennan – yes. Rowley – Mr. Hale has been named new Economic Development Director by the Governor. Brennan – over the Governor's office of Economic Development; I don't know him, but do know Teresa Foxley. Chris Connoby does real estate and he is going to the private real estate. \$56,000 in two ways, initial proposed property would require moving a storm drain, estimate \$51,000. Two other parcels, we can move the project out of the storm drain but it will require additional 2 or 4 acres. Drew – they are on the north side of the tracks, but the storm drain had already been put in. Rowley – the size of the lots are firmly locked? Drew – because of the angle of the rail they will get a triangle piece which will give them additional property. Brennan – The initial parcel is 20 acres; the other two are 22+ or 24+ acres. If you pick this parcel you can move the storm drain, if they chose the other is to purchase the additional property. Paul – the tax increment can be for incentives? Drew – yes, it can be incentives to get them here.

Councilmember Black moved to approve the Port 15 incentive for project Magnolias; second by Councilmember Rowley; vote unanimous.

Brennan – we have been working with them, they would be a great asset to Port 15 and our community. They have a similar site in Idaho Falls and it has been a game changer for that area and I see it as a positive for our community.

**ADJOURN:** Councilmember Rowley moved to adjourn and move into the City Council meeting at 5:50 p.m.; second by Councilmember Black; vote unanimous.

  
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Renon Savage, CMC  
City Recorder

